

WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, March 21, 2015
4:00 p.m.
Southold Town Meeting Hall

4:00 p.m. Executive Session – Matters of Litigation

4:30 p.m. Applications

Project Name:	Creative Courses Catering, LLC	SCTM#:	1000-59-10-4
Location:	41150 CR 48, ±850' s/w/o CR 48 & Tuckers Lane, Southold		
Description:	This proposed Site Plan is for the renovation and conversion of an existing 60' x 40' (2,400 sq. ft.) masonry building, formerly a machine shop, to a 16 seat take-out restaurant with six (6) parking stalls on .33 acres in the LB Zoning District.		
Status:	Approved Site Plan		
Action:	Review comments from Final Site Inspection.		
Attachments:	Staff Report		

Project Name:	Mattituck Fire District Telecommunications Facility	SCTM#:	1000-140-3-11.1
Location:	1000 Pike Street, Mattituck		
Description:	This proposed wireless communications Site Plan is to replace an existing ±84' communications tower with a 120' antenna support structure/tower with associated equipment and a generator to be mounted on the roof of the existing firehouse. There are ±14,370 sq. ft. of existing buildings including the main fire house and associated accessory structures, all on 1.38 acres in the Hamlet Business Zoning District.		
Status:	Approved Site Plan		
Action:	Review comments from Final Site Inspection.		
Attachments:	Staff Report		

Project Name:	Verizon Wireless at Mattituck Fire District	SCTM#:	1000-140-3-11.1
Location:	1000 Pike Street, on the s/w corner of Pike Street & Wickham Avenue, Mattituck		
Description:	This Amended Wireless Communications Application is for a proposed Verizon Wireless co-location of an interior mounted antenna within the concealment cylinder between 110' and 120' above ground level of the approved 120' antenna support structure/tower with associated equipment and a generator to be mounted on the roof of the existing firehouse. There are ±14,370 sq. ft. of existing buildings including the main fire house and associated accessory structures, all on 1.38 acres in the Hamlet Business Zoning District.		
Status:	Approved Site Plan		
Action:	Review comments from Final Site Inspection.		
Attachments:	Staff Report		

Project Name:	McCall Wine Production Facility	SCTM#:	1000-109-1-38
Location:	22600 NYS Route 25, ±1,800' s/w/o Alvahs Lane & NYS Route 25, Cutchogue		
Description:	This application is for the proposed construction of a multi-level 17,100 sq. ft. wine production and storage facility, including agricultural equipment storage, on a 1.8 acre reserve area (SCTM#1000-109-1-38) attached to ±35.8 acres of farmland (SCTM#1000-116-1-3.4) with Development Rights held by Suffolk County in the AC Zoning District. This facility will not be open to the public.		
Status:	Pending		
Action:	Review referrals.		
Attachments:	Staff Report		

Project Name:	North Fork United Methodist Church	SCTM#:	1000-63-1-15
Location:	43960 CR 48, Southold		
Description:	This Site Plan is for the proposed construction of a 7,100 sq. ft. place of worship and 50 parking stalls on 2.45 acres in the Limited Business (LB) Zoning District.		
Status:	New Application		
Action:	Review draft comments to ZBA and for application completeness.		
Attachments:	Staff Report		

Project Name:	Sports East Fitness Club	SCTM#:	1000-122-7-9
Location:	9300 Route 25, ±141's/w/o Sigsbee Road & NYS Route 25, Mattituck		
Description:	This Site Plan is for a proposed multi-sport membership club consisting of an outdoor soccer field and five (5) tennis courts, a 150' x 500' (75,000 sq. ft.) building to include a pool, basketball court, soccer field and space for physical fitness activities with 224 parking spaces on 20.8 acres in the R-80 Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project Name:	North Fork Woodworks	SCTM#:	1000-61-1-15.3
Location:	810 Traveler Street, Southold		
Description:	This Site Plan is for proposed interior renovations to an existing 2,195 sq. ft. building to include an office and accessory apartment with 18 parking stalls on 0.46 acres in the Hamlet Business Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project name:	Oregon Landing II Subdivision	SCTM#:	1000-95-1-5
Location:	on the n/s/o Oregon Road, approximately 135' w/o Alvah's Lane, in Cutchogue		
Description:	Conservation Subdivision of a 32.73-acre parcel into 5 lots (23.75 ac. preserved farmland)		
Status:	Final Approval		
Action:	Review comments from site inspection to amend walking path to the Sound.		
Attachments:	Staff Report		

Project Name:	Ridgway Standard Subdivision	SCTM#:	1000-6-1-3
Location:	1588 Fox Avenue, on the west side of Fox Avenue and adjacent to Hay Harbor on Fishers Island		
Description:	This proposal is to subdivide a 9.6 acre parcel into 3 clustered lots where Lot 1 equals 4.3 acres inclusive of 3.8 acres of open space and 1.4 acres of unbuildable land, Lot 2 equals 1.6 acres and Lot 3 equals 3.7 acres inclusive of 2.0 acres of Open Space and 0.8 acres unbuildable land. The parcel is located in the R-80 Zoning District.		
Status:	Conditional Sketch Plat Approval		
Action:	Review referrals and SEQR.		
Attachments:	Staff Report		

Project name:	Robertson & Johnson	SCTM#:	1000-67-3-10
Location:	55 Dickerson Street, Peconic		
Description:	This proposed Lot Line Change will transfer 0.46 acres from SCTM#1000-74-1-2 to SCTM#1000-67-3-10. SCTM#1000-67-3-10 will increase from 0.24 acres to 0.70 acres, and SCTM#1000-74-1-2 will decrease from 0.46 acres to 0 acres in the R-40 Zoning District.		
Status:	Pending		
Action:	Review public hearing.		
Attachments:	Staff Report		

Project Name:	Sutton, Alexander & Tracy	SCTM#:	1000-78-9-54 & 78
Location:	1160 North Bayview Road, 111.56 feet northeast of Liberty Lane and Victoria Drive, Southold		
Description:	This proposal is for a Standard Subdivision of a 1.82 acre parcel where in 2010 the Zoning Board of Appeals granted an area variance to allow for this parcel to be subdivided into two lots where Lot 1 equals 1.13 acres and Lot 2 equals 0.69 acres, located in the R-40 Zoning District.		
Status:	Conditional Sketch Plat Approval		
Action:	Review legal documents.		
Attachments:	Staff Report		

Project name:	Noone Standard Subdivision	SCTM#:	1000-143-1-4.1
Location:	210 Sigsbee Road, Mattituck		
Description:	This proposal is for a 2-lot Standard Subdivision of a 21,016 sq. ft. parcel where Lot 1 = 10,501 sq. ft. and Lot 2 = 10,515 sq. ft. in the R-40 & B Zoning Districts.		
Status:	Conditional Sketch Plat Approval		
Action:	Review revised Preliminary Plat.		
Attachments:	Staff Report		

Discussion:

- ❖ Draft comments to ZBA re: Alfred J. Terp Jr., SCTM#s1000-102-5-3 & 4 & 102-5-9.6, 28145, 28195 & 28205 Route 25, Cutchogue
- ❖ Code Committee Meeting: Tuesday, March 22, 2016, 2:30 p.m., Meeting Hall
Agenda: Amendments to Chapter 240-10, Affordable Housing Requirements
Affordable Housing Density Changes